

**City of Greensboro Planning Department  
Zoning Staff Report  
December 12, 2005 Public Hearing**

*The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.*

**Item:** L  
**Location:** East Side of Long Valley Road South of the Terminus of Broadleaf Road  
**Applicant:** Kevan R. Combs  
**Owner:** Combs, Inc. & Gary W. and Bobbie J. Long  
**From:** County AG  
**To:** City RS-12  
**Conditions:** N/A

SITE INFORMATION	
<b>Maximum Developable Units</b>	95
<b>Net Density</b>	3 units per acre
<b>Existing Land Use</b>	Undeveloped
<b>Acreage</b>	31.645
<b>Physical Characteristics</b>	<i>Topography:</i> Rolling <i>Vegetation:</i> Wooded <i>Other:</i> N/A
<b>Overlay Districts</b>	N/A
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	Low Residential
<b>Other</b>	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family Subdivision	RS-15
<i>South</i>	Undeveloped	RS-40
<i>East</i>	Undeveloped	RS-40
<i>West</i>	Rural Residential	AG

ZONING HISTORY		
Case #	Year	Request Summary
N/A		

<b>DIFFERENCES BETWEEN AG (EXISTING) AND RS-12 (PROPOSED) ZONING DISTRICTS</b>	
<b>AG:</b>	Primarily intended to accommodate uses of an agricultural nature including farm residences and farm tenant housing. It also accommodates scattered nonfarm residences on large tracts of land. It is not intended for major residential subdivisions.
<b>RS-12:</b>	Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less.

<b>TRANSPORTATION</b>	
<b>Street Classification</b>	Long Valley Road – Residential Street, Broadleaf Road – Residential Street.
<b>Site Access</b>	Access will be either via Long Valley and/or Broadleaf Road. New street network must adhere to City of Greensboro Street Standards.
<b>Traffic Counts</b>	None available.
<b>Trip Generation</b>	N/A.
<b>Sidewalks</b>	Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets.
<b>Transit</b>	No.
<b>Traffic Impact Study</b>	Not required per TIS Ordinance.
<b>Street Connectivity</b>	Potential street connection/extension via Broadleaf Road.
<b>Other</b>	N/A.

<b>ENVIRONMENTAL REVIEW</b>	
<b>Water Supply Watershed</b>	Yes, site drains to Greensboro Watershed WS III Watershed Critical Area Tier 3 and 4
<b>Floodplains</b>	Property located within the 100 yr floodplain and there is also a floodway associated with that stream. All proposed buildings must have the finished floor elevation at least 1' above the base flood elevation (BFE), also all the mechanical equipment must be elevated at least 1' above BFE. No development including fill is allowed within the floodway.
<b>Streams</b>	Two perennial streams (blue line streams) on site, other streams have not been identified at this time, if perennial appropriate buffer will be required. Perennial streams require a 100' undisturbed buffer on each side measured from top of bank. Buffer must remain undisturbed with some exemptions.
<b>Other</b>	Max BUA for Tier 3 portion of site is 30% based on site area in Tier 3. Max BUA for Tier 4 portion of site is 40% based on site area in Tier 4. Max disturbed area for Tier 3 is 60% based on usable area. Max disturbed area for Tier 4 is 75% based on usable area. All proposed BUA must be captured and treated by a state approved BMP. Existing BUA must also be treated to the max extent possible.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	N/A
South	N/A
East	N/A
West	N/A

## CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

### Connections 2025 Written Policies:

*Growth at the Fringe Goal:* Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

*POLICY 5A.4:* Require land dedication along designated streams at the time of development.

*Housing and Neighborhoods Goal:* Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

*POLICY 6A.2:* Promote mixed-income neighborhoods.

*POLICY 6C:* Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

*POLICY 9A.5:* Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

### Connections 2025 Map Policies:

*The area requested for rezoning lies within the following map classifications:*

*Low Residential (3-5 d.u./acre):* This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

*Tier One (Current Growth Area):* Where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next ten years.

Watershed Critical Area: Established pursuant to State of North Carolina environmental mandates, Watershed Critical Areas are overlays adjacent to a water supply intake or reservoir where the risk associated with pollution is greater than from the remaining portions of a water supply watershed. The Generalized Future Land Use Map shows the portion of the Watershed Critical Area for the Greensboro Water Supply Watershed that is located within the water/sewer boundary. This Watershed Critical Area drains to Lake Brandt, Lake Higgins, and Lake Townsend, which form the northern boundary of the Comprehensive Plan study area. The predominant land use designation in this area is low residential because of the environmental constraints associated with the Watershed Critical Area.

## CONFORMITY WITH OTHER PLANS

*The following aspects of relevant plans may be applicable in this case:*

**City Plans:** N/A

**Other Plans:** N/A

## STAFF COMMENTS

**Planning:** This vacant property is bounded on its north (Highland Grove Subdivision), east, and south sides by the primary city limits.

The property is within the Tier 1 Growth Area on the Growth Strategy Map of Connections 2025.

There is an 8-inch City water line in Long Valley Road and there is an 8-inch City sewer line running through the northeast part of the property.

This request is consistent with the Low Residential land use classification on the Generalized Future Land Use Map. A single family detached residential subdivision is compatible with Highland Grove Subdivision to the north.

**GDOT:** No additional comments.

**Water Resources:** Site also may have wetlands. If any disturbance to wetlands is proposed and/or any stream crossing is proposed permits will have to be obtained from the state and corps of engineers prior to construction.

Drainage design must use open vegetated channels wherever possible.

All undisturbed unusable areas must be dedicated and platted as WQCE (Water Quality Conservation Easement).

Site may require on-site detention to meet runoff quantity ordinance.

An appropriately sized drainage easement is required on all channels carrying public runoff (size depends on amount of flow channel carries).

## **STAFF RECOMMENDATION**

Based on all the information contained in this report, the Planning Department recommends approval.